Sparking Growth in Rural Areas

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Roadmap to Mill Redevelopment Seminar
New Jersey Institute of Technology
June 14, 2012
Lewiston, Maine
Piscataquis County

Population: 17,200

Density: 4.3 people / square mile

Largest town: Dover-Foxcroft, population 4,200
Maine’s largest lake - **Moosehead Lake**, here with **Steamship “Katahdin”** – a treasure from river driving days.

100-mile wilderness – the final (or first) 100 miles of the Appalachian Trail.

Dover-Foxcroft, Maine

Mayo Mill’s first building was constructed in the late 1800’s with subsequent additions in 1900’s.
Mayo Mill in 2010, also known as Moosehead Manufacturing.

Mayo Mill from the bridge in 2010.
Recent Timeline  
2009 - now

- Town acquires mill
- Focus group formed to envision reuse plan
- Town is awarded $200,000 CDBG NP grant
- Town is awarded 2 each $200,000 brownfield cleanup grants
- Developer discovers mill property
- Communities for Maine’s Future grant provides $200,000 for walkway around property
- County-wide $800,000 brownfield RLF awarded
- Pending:
  - EDA grant for $1.5 million
  - USDA $99,000 RBEG
  - Developer’s funds
  - Traditional lender’s funds
Artist’s rendering of new multi use redevelopment

Data Storage Center
Availability of high speed, reliable fiber optic technology and backup power with hydro dam

Business Plaza
Amenities include data storage on-site; energy efficient with solar, geothermal; high-speed, reliable internet

Plus:
Boutique-style Inn
Café
Restaurant
Retail space
Artists’ ateliers
22 residential units
Event space
Walking trail and pocket park
It’s a Juggle.

- Non-profit
- For profits
- LLC’s
- Municipality

Who can do what?
Redevelopment in Poor, Rural Areas---characteristics:

- Low demand for space
- Low capacity in terms of human resources
- High need for federal/state subsidy
- High ratio public vs private funding
- At the end of the redevelopment, property has lower monetary value than similar space

Arnold Development’s rendering of Riverwalk, Mayo Mill’s redevelopment in Dover-Foxcroft, Maine